

CITY OF MUSKEGON
MUSKEGON HOUSING BOARD OF APPEALS
MEETING MINUTES
02/07/08
5:30PM

ATTENDANCE: Greg Borgman, Randy Mackie, Ed Simmons, Jon Rolewicz, Chris Carter

ABSENT:

EXCUSED: Kirk Kolberg, Nick Kroes

STAFF: Mark Kincaid, Jim Hoppus, Carmen Smith, Henry Faltinowski, Ken Murar, Don LaBrenz, Major Metcalf, Scott Vanderweir

GUESTS: William Reed (312 Cross (Garage), Lowell Kirksey (1329 4th (Garage), Keenan Sims (1969 Wood), Marilyn Brewster (254 Amity), Carol Ripley (1142 Maple)

Meeting minutes: A motion was made by Randy Mackie and seconded by Jon Rolewicz to approve the January 2008 minutes.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				
Randy Mackie				
Jon Rolewicz				
		Nick Kroes		
Chris Carter				
Ed Simmons				
		Kirk Kolberg		

Motion carried.

DANGEROUS BUILDING REVIEW CASES:

EN-070098 – 1969 Wood – Keenan Sims – 2205 Leahy St, Muskegon, MI 49444

Keenan Sims was present to represent case.

Mr. Sims said he submitted a timeline and just received a letter from Inspection Department two days ago but had not contacted Don Labrenz to submit earlier completion date. Greg Borgman asked if Mr. Sims had gotten ownership yet. Mr. Sims said he is still going thru probate. Greg Borgman asked for staff input. Mark Kincaid directed board to timeline included in packet and said timeline showed completion date in November 2008 and since the house is a small structure staff feels repairs could be completed much earlier. Greg Borgman asked if the house was inhabited which Mr. Sims answered no. Chris Carter asked why was 11 months submitted. Mr. Sims stated when inspection took place interior items were called out that needed to be addressed and he said Don LaBrenz advised him to not to rush it but come up with some type of timeline and taking into consideration his financial situation he came up with the 11 months. Mr. Sims stated he talked with Don LaBrenz before holidays because he had money to do the roof but because of winter months could not find someone to do it and wouldn't be able to do anything now until the weather breaks. Chris Carter asked what timeline would be agreeable to staff. Mark Kincaid stated for the size of house and repairs needed he would like to see it completed by summer. Don LaBrenz said things could be done in the interior while waiting for weather to break. Ed Simmons asked if roof was leaking and if it could be covered to prevent damage to interior. Chris Carter said his concern if leaks in roof would inhibit interior work. Don LaBrenz said he would like to see work completed before winter season 2008. Chris Carter asked Mr. Sims if he could see making repairs by September 2008. Mr. Sims said yes. Greg Borgman stated it would be good to work closely with Inspection Department.

Chris Carter made a motion to table case with owner to obtain permits by March 2008 and complete repairs by September 2008 and was seconded by Randy Mackie.

A roll call vote was taken:

AYES:

Greg Borgman
Randy Mackie
Jon Rolewicz

NAYES:

EXCUSED:

ABSENT:

ABSTENTION:

Nick Kroes

Chris Carter
Ed Simmons

Kirk Kolberg

Motion carried.

DANGEROUS BUILDING NEW CASES:

EN-070250 – 312 Cross(Garage Only) – William Reed, P.O. Box 4601, Muskegon, MI 49444

William Reed was present to represent case.

Greg Borgman asked Mr. Reed what his intentions was for the garage. Mr. Reed said his intention is to repair it. Mr. Reed stated that he had met with Inspector and Henry Faltinowski was going to provide him with some diagram's to fix structure properly. Greg Borgman asked for staff input.

Staff Recommendation: Table case until the May 2008 meeting to allow owner time to complete repairs.

Motion was made by Randy Mackie and seconded by Ed Simmons to accept staff recommendation.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				
Randy Mackie				
Jon Rolewicz				
		Nick Kroes		
Chris Carter				
Ed Simmons		Kirk Kolberg		

Motion carried.

EN-070232 – 1329 4th (Garage Only) – Lowell Kirksey, 1329 4th, Muskegon, MI 49441

Lowell Kirksey was present to represent case.

Greg Borgman asked what Mr. Kirksey intentions were. Mr. Kirksey stated structure is in the Historic District and is a family home that he purchased and he would like to restore the garage. He said he understands the condition of one of the walls and has

spoken with a contractor and friends and feels he has enough manpower to restore the garage with as much of the original material as possible instead of destroying and putting up a new garage. Greg Borgman said roof is in pretty bad shape. Mr. Kirksey said there was a fire place in the garage that collapsed which caused the damage of trusses. He said when he purchased home there was water damage from pipes bursting inside the home and he's had to focus his time and energy on those issues instead of the garage. Greg Borgman asked if garage was closed up. Mr. Kirksey said there were issues as far as school kids breaking windows which he acknowledged should probably be boarded up. Greg Borgman stated in order to prevent future problems such as fires that garage should be secured. Chris Carter asked if Mr. Kirksey needed approval from HDC to make repairs to garage. Mr. Kirksey said he wasn't sure but had to get approval for earlier repairs he made to porch of home. Don LaBrenz stated any exterior repairs have to be approved by the HDC. Ed Simmons asked if the structure was worth saving. Mr. Kirksey said that he would agree to have Don LaBrenz inspect the interior and if it's determined it has to be demolished then he would tear it down. Mr. Kirksey said materials are solid except for the one wall and feels doors may have to be replaced.

Jon Rolewicz made a motion to table case until May 2008 with owner to schedule interior inspection and have comments from HDC and motion was seconded by Randy Mackie.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				
Randy Mackie				
Jon Rolewicz				
		Nick Kroes		
Chris Carter				
Ed Simmons		Kirk Kolberg		

Motion carried.

EN-070251 – 1142 Maple – Carol Ripley, 1780 Duchess Ct., Muskegon, MI 49442

Carol Ripley was present to represent case.

Greg Borgman asked what intentions were for property and Ms Ripley said plans are to redo entire structure. Ed Simmons asked if she plans to occupy home or rent out and Ms Ripley said plans are to rent out. Mark Kincaid said Ms Ripley has met with inspections and is lining up contractors.

Staff Recommendation: Table case until March 2008 meeting to allow owner to establish timeline and apply for permits.

Randy Mackie made a motion to accept staff recommendation and was seconded by Chris Carter.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				
Randy Mackie				
Jon Rolewicz				
		Nick Kroes		
Chris Carter				
Ed Simmons		Kirk Kolberg		

Motion carried.

EN-070238 – 254 Amity – Marilyn Brewster – 347 Shonat St; Apt #5, Muskegon, MI 49442

Marilyn Brewster was present to represent case.

Greg Borgman asked what the intentions was for structure and Ms Brewster said her plans are to repair and she has already applied for funding, getting bids from three contractors to be submitted to agency to verify. Greg Borgman asked if anyone lived in home and Ms Brewster said the home has been vacated. Ed Simmons asked if plans are for it to be rented out or used commercially. Ms Brewster said she first would like to bring it up to code then decide if she would move back into it or possibly rent it. Ed Simmons asked if up living quarters was upstairs and retail downstairs and if it would remain that way. Ms Brewster said that decision she had not yet made. Chris Carter asked if 30 days would be enough time for Ms Brewster to establish timeline and get financing in order. Ms Brewster said it would at least get her started because contractors are going to be viewing place and submit bids to Neighborhood Investment Corp. Greg Borgman asked for staff input.

Motion made by Chris Carter to table case until the March 2008 meeting to allow owner time to establish timeline and acquire financing and seconded by Ed Simmons.

A roll call vote was taken:

AYES:

Greg Borgman
Randy Mackie
Jon Rolewicz

NAYES:

Chris Carter
Ed Simmons

EXCUSED:

Nick Kroes

Kirk Kolberg

ABSENT:

ABSTENTION:

Motion carried.

OLD BUSINESS:

Jon Rolewicz asked about property at 270 Fork and Mark Kincaid said County was interested in purchasing but doesn't know if they have acquired yet. Jon Rolewicz asked about a home on Terrace and Delaware that had a fire. Staff stated electrical rough-in inspection took place and progress is being made just slow. Greg Borgman if there was anything new on 1121Third. Mark Kincaid said it would take all the budget to tear down that building because of being linked to another building. Don LaBrenz said vacant building fee is going to be assessed. Greg Borgman asked about old Betten Body shop he heard whole building was sold to be used for retail.

NEW BUSINESS:

ADJOURNMENT: 6:10 PM

CITY OF MUSKEGON

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES.

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, upon twenty-four hours notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following.

Ann Becker, City Clerk
933 Terrace Street
Muskegon, MI 49443
(231) 724-6705 or TDD (231) 724-6773